

SITE PLAN COMMITTEE
JULY 22, 2003

1. ROLL CALL

The meeting was called to order at 4:07 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau and Sam Engel, Jr. Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: May 27, 2003
June 10, 2003
July 8, 2003

Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve the minutes of May 27, 2003, June 10, 2003, and July 8, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLAN

3.1 SP 2-6-03, Davie Parc Villas, 7901 Davie Road Extension (B-2) (tabled from July 8, 2003)

As the petitioner was not present, Mr. Engel made a motion, seconded by Mr. Breslau, to move this item to the end of the agenda. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Later in the meeting, Jose Merlo and Hector Vinas, representing the petitioner, were present. Ms. Nolan summarized the planning report and listed the conditions of approval.

In the lengthy discussion that followed, each item was addressed and the applicant updated the Committee on the status of those recommendations.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on these remaining items from the planning report: 1) that the pedestrian crossways at the community facilities be concrete pavers; 2) that the park area by the cabana be shown with benches and picnic tables; 3) that the applicant would correct LS-1 and ST-1 to match the site plan; 4) that the relocation of existing trees be discussed with the Town's Urban Forester Mike Orfanedes for his opinion on whether they would be moved to good locations; 5) that items 6, 7, 9 and 10 remain to be left to the direction of Mr. Orfanedes; 6) that the pool house needed corrections and a larger plan showing the bathrooms; to take out the planters and have a five-foot wall with plantings on the inside at the pool deck area as well as landscaping on the outside of the wall; 7) to label the roof material on the plans; 8) that the parking in front of the units should be labeled 18-foot wide driveways thereby eliminating the compact indication in the spaces in front of the units; make an 18-foot paved area and increase the green area between those driveways; and then look into whether or not a tree could be placed in that larger green area; 9) put in the vertical banding on the unit's rear elevations which would be at the unit separations; 10) provide a photometric plan; make certain that SP-2 and DO-2 match; show the lighting poles and their locations; if base protection was needed because no protective curbing was by the light poles, a poured concrete base may be needed to which the light pole would be mounted; and 11) that postal delivery was recommended to be located at the cabana area in one central pavilion with "pull off" areas off the main drive, if the Post Office approved. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

SITE PLAN COMMITTEE
JULY 22, 2003

3.2 SP 4-6-03, Orange Park, 7921 SW 45 Street (B-2)

Juan Caycedo and Alan Margolis, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Caycedo elaborated on the report to further clarify the intent and details of the project. In the lengthy discussion which followed, he and Mr. Margolis answered questions posed by Committee members regarding future access from University Drive and the relocation of entranceway landscaping features; photometrics at the entrance; the screening of rooftop air conditioning units; existing fencing; size and circulation of the parking driveway and angle of parking spaces; and the conflict in engineering plans.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report; that the circulation plan shown on the architectural and engineering plans both match; that a two-way drive be provided around the parking area; that the existing fence be fixed or removed if it belonged to the applicant; and if keeping any portion of the existing house, it should be shown on the site plan and floor plan. In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Breslau – yes; Mr. Engel – yes. **(Motion carried 5-0)**

3.3 SP 7-1-03, Regency Square, 4801-4991 SW 148 Avenue (PUD, County)

Mark Bruck and Robert Graf, representing the petitioners, were present. Ms. Nolan read the planning report.

Committee members expressed that it was difficult to imagine the paint color modification without having a rendering which indicated the proposed colors. Mr. Bruck passed around a photograph of the existing building and pointed out where the color samples were to be applied.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve. In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Breslau – yes; Mr. Engel – yes. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

Mr. Engel advised that the Gloria Dei School was told that it would have to come before this Committee in order to add another portable building to its site. Ms. Nolan clarified that a temporary modular building required a special permit which would go before the Planning and Zoning Board and the Town Council for approval. After a brief discussion, Ms. Nolan indicated that she would follow up on this item.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

SITE PLAN COMMITTEE
JULY 22, 2003

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:45 p.m.

Date Approved: _____

Chair/Committee Member